

Attachment A

Zoning Code Rewrite Task Force Meeting Minutes

June 11, 2014

Recommended stipulations (draft):

- 1) Revise Article 302 to apply the TC Overlay to the first 150 feet of properties fronting John Wayne Parkway (SR 347), Smith Enke Road west of John Wayne Pkwy (SR 238), and Maricopa-Casa Grande Hwy unless requested by property owner to increase beyond 150 feet.; and Amend Section 302.04.A "Prohibited Uses", by removing item 7, Off-Track Betting Establishments from the list of prohibited uses, and amend 302.04.A.2 - General Industrial Uses are permitted, however, only indoor business activities and uses, parking, landscaping, and other improvements and uses determined to meet the intent of this code by the Zoning Administrator may occur within the Transportation Corridor Overlay.
- 2) Remove Article 301, Master Land Use Plan Required Overlay District, in its entirety, along with all references with in the Code.
- 3) Remove Article 402, Adequate Public Facilities, in its entirety, along with all references with in the Code.
- 4) Article 502.11 B. "Extensions" , delete the word "approval" in first sentence, and modify Article 502.13 "Revocation of Permits and Approvals" opening paragraph by inserting before the last sentence, the following:

"Zoning revocation shall only be processed in the same manner prescribed by ARS 9-462.01E"
- 5) Amend Tables 501.11, 502.06 and 502.14 to consistently describe the criteria distinguishing a Major and Minor Development Review Permit by footnote within each respective table.
- 6) Article 511.03 B. "Zoning of Annexed Properties", delete and replace existing text with reference to ARS provision for zoning annexed land (ARS 9-471 (L))
- 7) Further exploration and clarification by staff of the Rules of Transitions for existing Preliminary Plats, Article 101.06 and provide recommendations to allow City Council to determine the time frames for extending existing approvals, as to not jeopardize an existing preliminary plat.
- 8) In addition to the review and further clarification of 101.06 Rules of Transitions for existing preliminary plats, provide further clarification and review to the language to grandfather existing Planned Area Development (PAD) Overlays.